



GRASSROOTS
REALTY GROUP

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342, 26 Val Gardena View SW
Calgary, Alberta

MLS # A2330192



\$339,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Other, Stucco, Wood Frame

Foundation: -

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 581

LLD: -

Zoning: M-1 d110

Utilities: -

Inclusions: All Electrical Light Fixtures, Window Coverings, See Broker Remarks

Welcome to this beautifully maintained corner-unit condo in the highly sought-after community of Springbank Hill—offering the perfect blend of comfort, functionality, and exceptional value. This bright 2-bedroom, 2-bathroom residence features a desirable split-bedroom layout. Positioned on the ground floor, this home offers the convenience of private patio access, allowing you to come and go directly from your own outdoor space. The spacious patio overlooks landscaped green space and is the perfect place to enjoy your morning coffee, summer BBQs, or unwind after a long day. As a corner unit, the home is filled with an abundance of natural light thanks to windows on multiple sides, while the high ceilings enhance the bright, open feel throughout. The open-concept kitchen flows seamlessly into the dining and living areas, creating an inviting space for entertaining or everyday living. The primary bedroom features a walk-in closet and a private 4-piece ensuite, while the second bedroom and full bathroom are thoughtfully positioned on the opposite side of the home for added privacy—perfect for guests or a home office. Additional highlights include two titled underground parking stalls located side-by-side, a titled storage locker, a fitness/workout room, and ample visitor parking. Located just minutes from Aspen Landing, Montreux shopping, restaurants, the LRT, and Westside Recreation Centre, while also offering close proximity to some of Calgary’s top-rated schools and nearby walking and biking pathways. This is the kind of home that delivers not only on design, but on lifestyle — bright, elevated, and exceptionally well located. Springbank Hill condo living at its best. Whether you’re searching for your first home, looking to downsize without compromise, or seeking an excellent investment opportunity, this is a rare chance to own a

bright, ground-floor corner unit that truly feels like home.